



VERY SPECIAL CIRCUMSTANCE

Address: Windy Caravan Park, Woodhead Raod, Glossop, SK13 7QE

Date: 04/03/2022

Description:

Proposed works are two huts located on the north and south side of the site.

The existing development consists of four Shepherd Hut, and a caravan park where guests can rent out caravans and have short term stays in the area.

The current owners of the property live in a small caravan parked on site. While guests rent out caravans for a short term stay, the owners live in one of the smaller caravans permanently. In order to have a better standard of living, they need more permanent larger living quarters and a separate office space to help manage the caravan park. Their current living arrangement in one of the smaller caravans is not adequate for a long term plan. In addition, it is believed that the proposed additions to the Windy Caravan park will improve visitor experience as owners of the park will be able to manage the property to higher standards.

Moveable Shepard Hut 1, proposed on the south side of the property will be owner occupied for the management of the caravan park. Given the current small scale accommodation, the applicant is proposing to build a new hut with 2 standard sized bedrooms, living room, kitchen, bathroom, small work space and wardrobe area. This proposed hut will greatly improve the applicant's living standards in the long term.

In order to provide privacy and to avoid the disturbance of the existing character and appearance of the surrounding area, a new line of trees will be planted following the line of trees existing on the property. As the site is at an angle, the trees on higher ground will act as a natural screen to the neighboring land making the proposal difficult to see from the surrounding countryside. This proposed hut will be tucked-in close to the trees thus helping to protect the openness of the green belt area. This is annotated in Figure 1 below. Refer to Figure 2 and 3 to see how the proposed hut is obscured from the street scene and how the trees on the hill obscure view from the neighboring land.

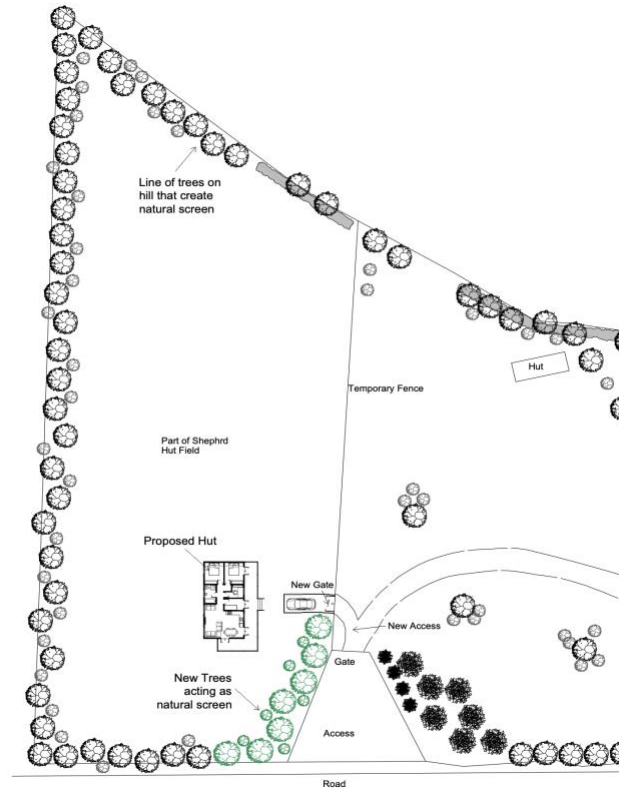


Figure 1



PROPOSED STREET SCENE A

Figure 2



PROPOSED STREET SCENE B

Figure 3

Hut 2, proposed on the north side of the property will be used as an office and storage space for the owners. The current shed where hut 2 is proposed, is not an adequate space for both an office and storage space therefore an increase fence area is proposed as well. As the location of the existing shed is already covered by surrounding trees, this proposal will not alter the current appearance to the surrounding area. Refer to Figure 4 to see proposed hut on the site plan and Figure 5 to see difference between existing and proposed.

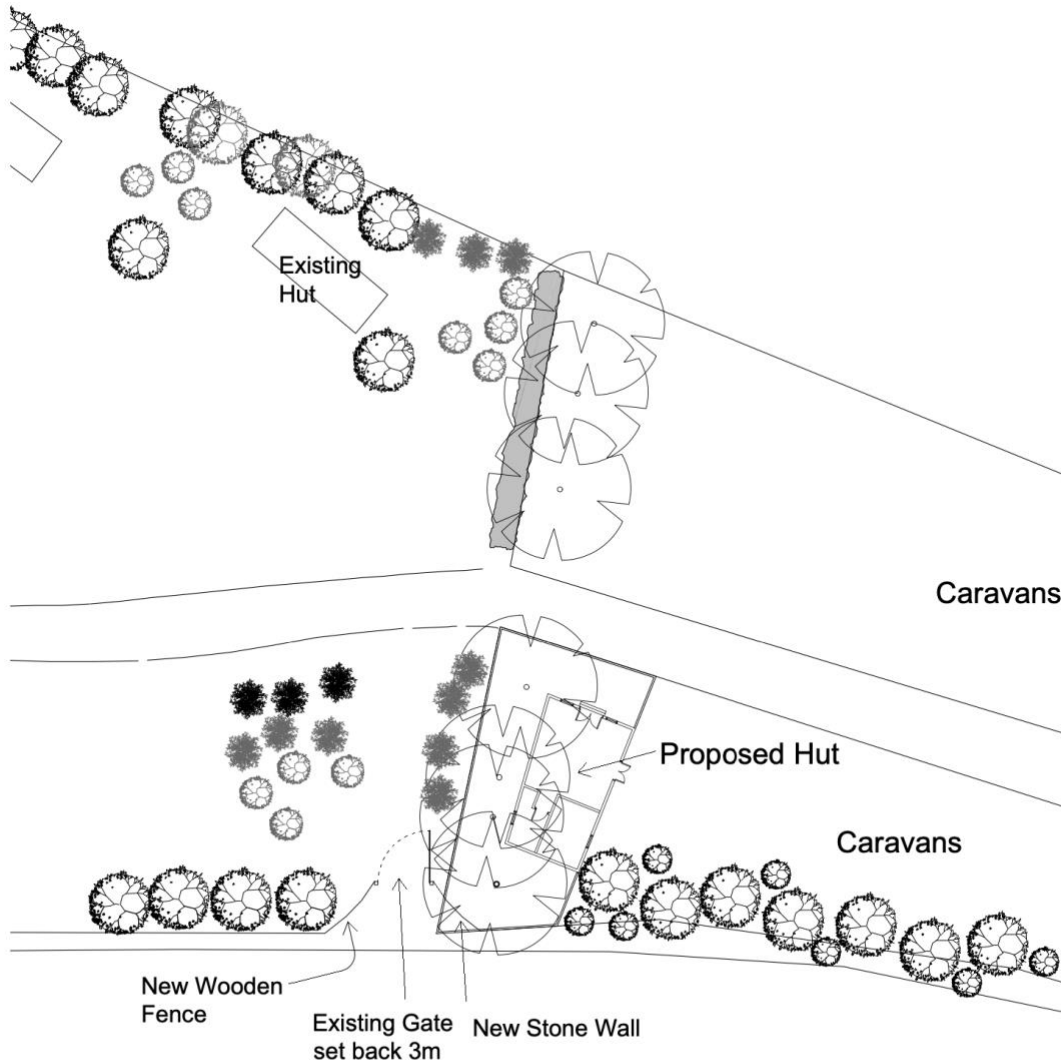


Figure 4

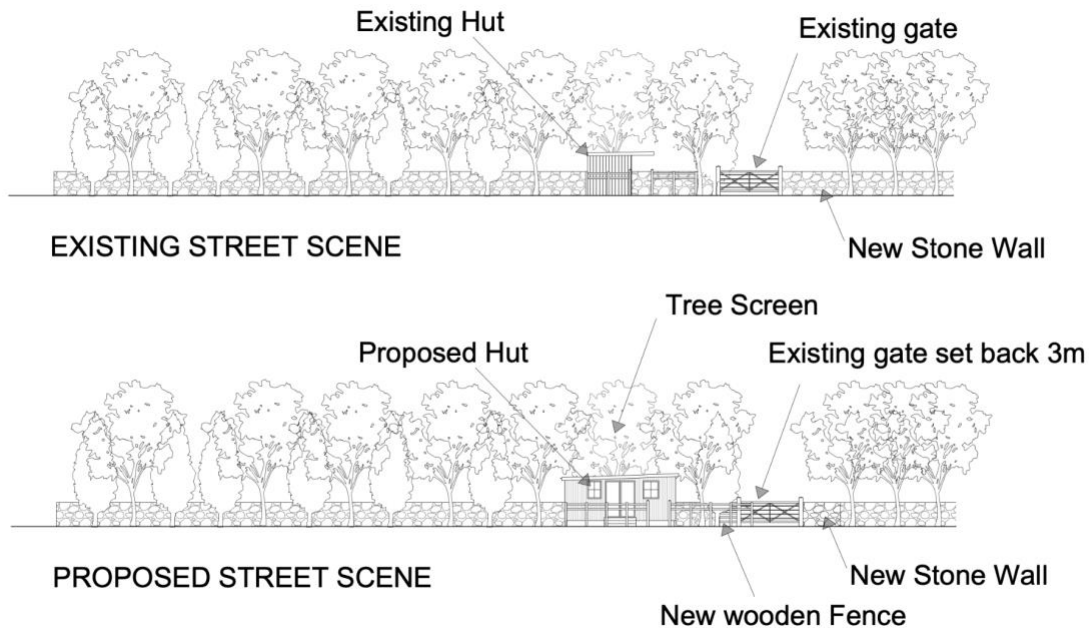


Figure 5

Access:

To the left of the proposed hut, there is an existing gate. This gate will be used as an exit for visitors. Hence, it will be set back 3m to create more visibility of the road for drivers exiting the park, this will also increase drivers safety.

Conclusion:

This proposal will enhance the living standards of the owners and not affect the existing character or appearance of the surrounding area. It is considered that the increased number of planted trees will benefit the site and surrounding community as well as the Green Belt area.

If you require further information or clarification, please do not hesitate to contact me.

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